

Section 23 – Meeting notes: #7

Policies and Areas for Residential Land – June 27, 2007

Members Present: Rich Kramer (Chair), Gladys Morton, Gloria Bogen, Tim Griffin, Monte Hilleman, Ed Johnson, Jeff Ochs, Chuck Repke, David Stokes and Dede Wolfson.

Members Absent: Bob Cudahy, Kevin Flynn, Lori Fritts, Keith Jans, Lorrie Louder, Eric Mitchell and Dick Nowlin.

Staff: Penny Simison and Andrew Jacobson.

1. **Welcome** by Rich Kramer
2. **Introduction** by Penny Simison. This meeting centered on housing policies and where significant new housing opportunities were located, outside of the Central Corridor and the Ford Site. With Metropolitan Council projections of an additional 20,000 households in Saint Paul by 2030, it is important to have a comprehensive view of how the additional people will integrate with current neighborhoods. Simison suggested the task force think about taking advantage of existing zoning. Additionally, Simison stressed that higher intensity uses should be placed along commercial corridors, near commercial areas and high-frequency transit.
3. **Mapping where new housing could be located** was the next activity. Everyone was encouraged to draw on a map of the City and locate areas that had potential to be redeveloped for expanding residential opportunities. The task force was urged not to be constrained by land assembly problems or the appeal of the area in their considerations.
4. **Discussion** revolving around housing policies and the maps followed. The discussion can be grouped by ideas.
 - Underutilized areas
 - Rivoli Bluff
 - Plato sites (Gross Givens)
 - Both breweries (Schmidt and Hamms)
 - Both 3M sites (3M Distribution Center and ?)
 - West 7th pockets
 - Shepard Road
 - Arcade St.
 - Rice St.
 - Ford Site
 - Central Corridor
 - Specific sites/examples
 - Sholom Home will be the same number of units, they are simply moving to the new site on West 7th
 - Church site ?? has potential for redevelopment
 - Christ Household of Faith (CHOF) is moving and is a nice site

- Hazel Park Heights has 25 units to the acre and it only took 1 or 2 houses and a commercial building for redevelopment.
- 3M sites will be very expensive to redevelop for housing.
- Ideas
 - “Tired apartments” could be renovated and density increased, especially along Minnehaha Ave. and St. Paul Ave.
 - Minnehaha Ave. from Rivoli Bluffs to Hamms to 3M could be redeveloped to be a very nice corridor.
 - Some sites have ‘no drive appeal’ because nobody drives by them.
 - Need for assisted living/elderly facilities east of Rice St., along Suburban Ave.?
 - Redevelop or consolidate golf courses? Move homes there and keep industrial land for jobs?
 - Replacement and infill of areas has tremendous potential.
 - Undergo a buildings assessment along the older commercial corridors to determine which buildings are reusable and which ones can be torn down to start renovating the street. A recent example is the redevelopment of the Winnipeg Site by SPARC.
 - Promote live/work units.
 - Site assembly will be difficult in the housing market as well with the loss of eminent domain. Possible to do developments that are a half-block deep although the transition to single family homes is an issue. ‘T’ alleys could be used more frequently.
 - Where will light rail transit extend eastward? Along Phalen Boulevard? Will it be more of an urban train or an express train?
 - Part of the greening of Chicago involved a decision that all planted material had to be grown in Chicago as well. This led to large urban nurseries and nice green areas.
 - Attempt to get the State to help pay for the Xcel Energy Center, like other stadiums have been, so that the City’s sales tax can be better used.
- Overarching principles
 - Strategically-placed infill will be necessary and crucial.
 - The sooner we can identify dead-end buildings the better, otherwise leave others for reuse – conduct a buildings assessment along commercial corridors.
 - Site assembly will be difficult, creativity will be needed. Should the City be aggressive in buying property? Can the City and community development corporations (CDCs) be more proactive about buying properties and becoming more of a land bank?
 - Increasingly elderly homes are becoming campuses with a range of housing options. This means larger sites and less urban opportunities.

5. **Closing** by Simison. The next meeting will be held on July 11th at the Rice Street Library?? After July 11th, the task force will break for summer while Simison completes a draft of the plan.

Meeting ended at 5:35.